

Planning Applications 2025/44/92737E - Flood Exceedance Plan

Fri 28/11/2025

Re: Drainage Plan [id1113906] 13/11/2025-PV2511-APP-92-XX-DR-C-2501-P02
Flood Exceedance Plan.

Mr Stephenson,

As you are the named officer on this planning application for Lead Local Flood Authority we are contacting you with our concerns about the Flood Exceedance Plan proposed for this development.

The above exceedance plan is actually showing and stating that the flood exceedance route is being directed to 21 Summerdale's private garden. On the above plan there is a red arrow indicating the direction of the flood exceedance flow and also states "Flood exceedance route heading towards soft landscaping at rear garden of 21 Summerdale".

This developer's flood exceedance plan is clearly increasing the risk of flood to my property and is therefore not complying with the requirements of the National Planning Policy Framework.

A developer cannot unilaterally state that a flood exceedance route will be directed into a private garden without appropriate legal rights and permissions.

My husband and I have **NOT** been approached for permission to use our garden for this flood exceedance route and I am formally informing you, Kirklees Council, that we do **NOT** give permission for this flood exceedance to be directed towards or be allowed to access our property.

We do have the appropriate legal cover to take this matter further if necessary.

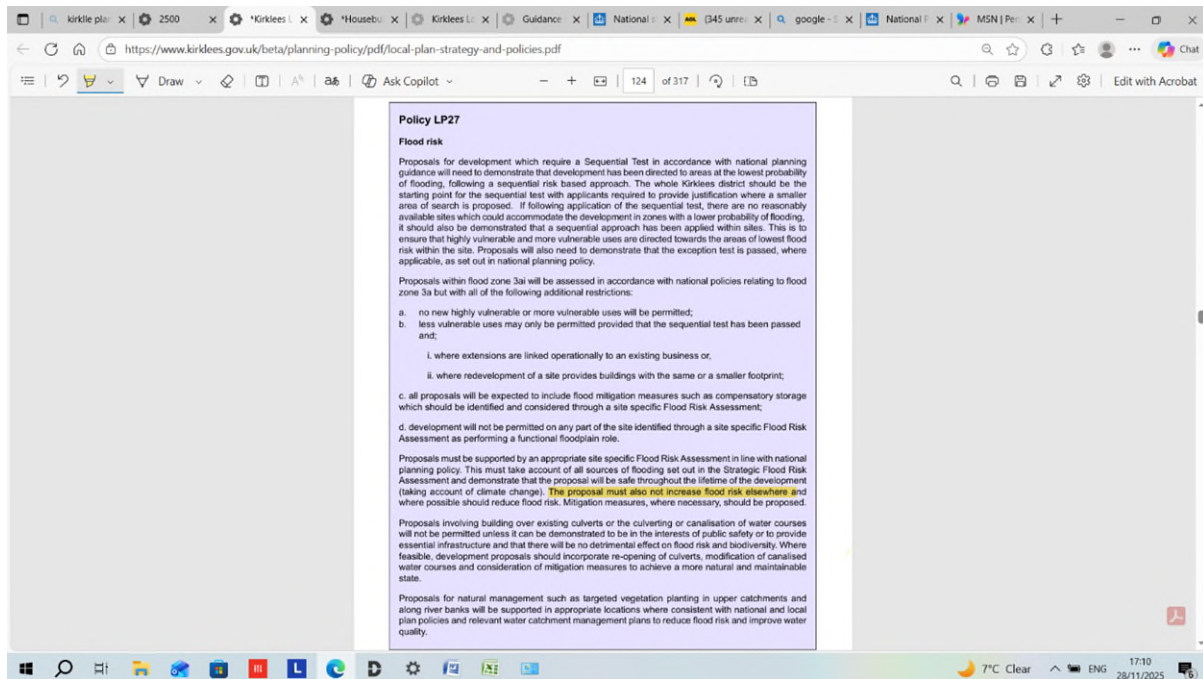
As the other drainage pipework from this development is being directed through 41 Moor Lane's garden to Moor Lane and as of 28th November 2025 this is a **vacant council owned property** which is being refurbished having new fencing, gates and gardening. Why haven't Kirklees Council used this garden for the flood exceedance route?

I have lived at this property, 21 Summerdale, for the last 35 years and during that period we have never experienced any flooding issues. I have never had any flooding in any way. I have never had any insurance claims relating to flooding issues. These facts provide evidence that there are no existing flood issues at my property. Therefore this development's flood exceedance route WILL increase the flood risk at my property and WILL worsen the possibility of any flooding issues happening in the future. During the last 35 years we have never had any flooding

issues from this proposed development site in its current state, with wild grasses, trees, bushes and plants.

Yorkshire Water have advised me to contact Kirklees Drainage officers directly, as one of the requirements of the NPPF is that flood risk should not be increased elsewhere as a result of development. Flood exceedance routes should not be designed to flow into a neighbouring private garden in a way that causes damage or increases flood risk.

Kirklees LP27 also states: "The proposal must also not increase flood risk elsewhere"



The proposed planning application conflicts with adopted Kirklees Local Plan Policy LP27.

This developer is clearly increasing the flood risk on third party properties and designing a flood exceedance route to flow into neighbouring property.

How can a plan, that is supposed to be there in perpetuity, be based on something that is outside the developers control and based on something which could be changed by the current or future owners of this property, i.e. soft landscaping removed (flagging etc.)?

I am therefore writing to you directly to request that these factors are taken into account when you are considering discharging Condition 17, The Flood Exceedance Route, on this current exceedance plan for this planning application.

Will you please reply to this email?

Yours faithfully,

21 Summerdale,

Gomersal

Cleckheaton

BD19 4AH